



Belmont – Single Family Home Construction Data (2010-2015)

Housing Stock (R-1 & HRO Districts) – Total Single Family Dwellings: 6,307 Units

Age of Housing Stock:

Built in 2000 or more recently	2%
Built in 1990s	5%
Built in 1980s	4%
Built in 1970s	21%
Built in 1960s	27%
Built in 1950s or earlier	42%
Total	100%

Net New Homes:

Applications (2010-2015)	Approvals	Under Construction	Total Built	Average Built per year
24	20	8	7	~ 1.4

Second Units¹:

Constructed (2007-2014)	Anticipated (2015-2023)	Anticipated (per year)
4	16	2

¹ Permitted on all 6,307 lots - HRO lots and R-1 lots less than 8,000 sq. ft. require a Conditional Use Permit

Home Size¹:

Average Proposed Home Size (Design Review)	Average Permitted Home Size (Design Review)	Average Floor Area Remaining
2,966 Sq. Ft	3,322 Sq. Ft.	356 Sq. Ft.

¹ All applications aggregated to account for slope and lot size limitations on maximum floor area and the current floor area caps (3,500 sq. ft. or 4500 sq. ft., depending on zoning).

Floor Area Exceptions (FAE):

Applications per year (2010-2015)	FAE Approvals
1-2/year	4